

June 23, 2015

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2015 Knox County trending. All sales that we deemed valid were used, including multi-parcel sales and land sales that have since been improved. We only used sales between 1/1/14-3/1/15. For the cyclical reassessment we reviewed districts 022 (Vincennes City I), 023 (Vincennes Township-S), 024 (Vincennes Township-South Knox), and 027 (Vincennes City II). We will look at districts 023, 024, and 027 again in years three and four of the cyclical reassessment.

Residential and Ag Homesites

We grouped all of townships together for the “Res Vacant” portion of the ratio study. These areas share similar economic factors, and this allowed a broader base of sales rather than basing land rates on one or two sales. Rates were changed where necessary. Countywide we saw 25% (around 1,014) of the Residential vacant parcels increase more than 10%. Of that 25%, 637 parcels saw an increase of \$900 or less. 108 parcels (mostly in Busseron Township) increased due to new rates in certain areas in the Township and the removal of unexplained influence factors on the land.

Also, we grouped the following townships together for the “Improved Residential” portion of the ratio study:

Johnson
Steen

Decker
Vigo

These townships were grouped together because they share similar economic factors. Also, trending factors have been added to help bring the median ratios closer to 1.00. Busseron, Harrison, Palmyra, Vincennes, Washington, and Widner Townships were not grouped together with any other township.

We saw increases or decreases of more than 10% in the following areas:

Busseron Township saw an increase of more 10% in the “Res Vac” total assessed value. The rates were adjusted in some areas as well as unexplained influences on land were removed.

Below are the parcels that had the largest impact on the increase in the overall assessment of Res Vacant in Busseron Township:

42-04-08-201-005.000-002
42-04-17-106-013.000-002
42-04-18-400-006.000-001
42-04-22-200-008.000-001
42-05-35-100-004.000-001

Decker Township Res Vacant saw a decrease of over 37%. This drop was due to a change in use. It went from Agricultural to Residential. The parcel that influenced this decrease was:

42-22-20-200-007.000-003

Johnson Township Res Vacant saw an increase of just under 70%. This was caused by a new rate and the addition of the small acreage adjustment. The parcels that influenced this increase are:

42-15-13-100-003.001-006
42-15-23-300-006.000-006
42-15-24-300-003.000-006
42-15-24-300-006.000-006
42-15-24-400-001.000-006
42-15-24-400-003.000-006
42-15-24-400-004.000-006
42-15-24-400-012.000-006
42-15-31-100-004.001-006
42-22-15-103-003.000-007
42-22-16-116-030.000-007
42-22-16-400-001.000-006

Palmyra Township Res Vacant decreased in value just over 31%. The following parcels are the ones that caused this decrease:

42-11-18-200-017.000-008 (golf course removed)
42-11-31-300-007.000-008 (improvement moved to 42-11-31-300-007.001-008)
42-12-12-400-001.000-008 (improvement moved to 42-12-12-400-033.000-023)

Vincennes Township Res Vacant decreased around 16%. The following parcels are the ones that caused this decrease:

42-12-11-400-019.000-023 (improvement moved to 42-12-14-100-007.000-023)
42-12-13-300-013.000-023 (improvement moved to 42-12-13-300-010.000-023)
42-12-13-400-024.000-023 (improvement moved to 42-12-13-400-023.000-023)
42-12-15-201-135.000-022 (improvement removed)
42-12-21-103-019.000-022 (improvement removed)
42-12-21-109-091.000-022 (improvement removed)
42-12-21-318-028.000-022 (improvement removed)
42-12-21-406-009.000-022 (improvement removed)
42-12-22-104-028.000-022 (improvement removed)
42-12-23-103-002.000-022 (improvement removed)
42-12-25-301-017.000-023 (improvement removed)
42-12-27-405-012.000-022 (improvement removed)

42-12-28-305-006.000-022 (improvement removed)

Steen Township Res Vacant decreased around 15%. The town of Wheatland got new rates so that we could establish a better land to building ratio.

Vigo Township Res Vacant decreased around 41%. The town of Bicknell got new rates. This is a distressed area that we have seen go down consistently. Also, we removed all unexplained influence factors in this area.

Commercial and Industrial

We grouped all of the Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well. Trending factors were added to help bring the median ratios closer to 1.00, if they were needed at all.

Johnson Commercial Vacant saw an increase of over 115%. There were two parcels that contributed to this. They are:

42-22-16-100-002.000-006 (land use was changed from Ag to Com)

42-22-16-100-005.001-006 (new parcel)

Palmyra Commercial Vacant saw an increase of over 3,000%. This was caused by the creation of two parcels. Those parcels are:

42-11-18-200-017.001-008

42-11-18-200-017.002-008

Palmyra Industrial Vacant decreased over 15%. Two parcels caused that decrease. They are:

42-10-30-300-003.000-008 (changed land from Usable Undev. to Unusable Undev.)

42-10-31-300-003.000-008 (changed land from Ag to Unusable Undev.)

Steen Industrial Improved increased 28% due to new construction to the following parcel:

42-10-19-300-005.000-009

Vincennes Industrial Vacant increased 24% due to the creation of a new parcel. That parcel is:

42-15-04-300-006.001-023

Washington Commercial Vacant increased 25% due to the creation of a new parcel. That parcel is:

42-08-17-100-007.001-018

Washington Industrial Improved increased about 48% due to new construction on one parcel. That parcel is:

42-07-28-200-006.000-018

Summary

Almost all of our neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors.

Sincerely,

Cathy Lane